GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Energy, Infrastructure & Investment Department - Development of Economic Cities by Private Developers on private land - Approval on certain incentives/ exemptions / relaxations etc., for the six (6) Economic Cities - Approved - Orders – Issued.

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i) Land by the private developers, no requirement for government land.
ii) Internal Infrastructure to be provided by the Private Developers.
iii) Five (5) years Operations and Maintenance.
iv) Creation of Economic activities that leads to creation of additional jobs.
v) Good quality construction on par with modern standards.

6. He has further informed that housing in the Economic City Projects are proposed to be taken up under Credit Linked Subsidy Scheme (CLSS) of Government of India along with the support from Government of Andhra Pradesh in the following form of :-

i) Twenty One (21) day single window clearances with single challan for any payments.
ii) Providing a list of beneficiaries upfront to the developers.
iii) External trunk infrastructure till the project site and covering roads, power and water. This support is similar to the support provided for Government housing projects.
iv) Exemption on the applicable fees and charges for Building Permission, Land Conversion, Layout Approval and Development amount to about Rs.35/sft on average. This is in line with the exemption provided for the Affordable Housing Projects.
v) Beneficiaries to receive exemption of Stamp Duty and Registration charges. This amounts to about Rs.170/sq.ft on an average.

7. He has also informed that the following are the benefits to Government of Andhra Pradesh:

i) Zero incremental contribution from Government of Andhra Pradesh, as projects to be taken under CLSS Scheme of Government of India.
ii) Saving of Rs.0.5 lakh per Dwelling Unit on land cost on an average and also conservation of Government/ ULB land for future needs of the State.
iii) No contribution from Government of Andhra Pradesh for internal infrastructure which may cost about Rs.1.0 lakh per each Dwelling unit.
iv) Incremental housing in addition to affordable housing being undertaken by government. Delivery of Economically Weaker Sections (EWS) and Lower Income Group (LIG) in 24 months from start of project.
v) Economic impact in the State includes creation of jobs, tax to Gross Domestic Product (GDP) and boosting the local economy of construction materials such as Cement, Steel and other building materials.

8. The Urban Infrastructure Promotion Committee (UIPC) under the Chairmanship of the Chief Secretary met on 04.09.2017 and evaluated certain Projects of Economic Cities has made the following Recommendations in respect of Six (6) Projects:

a. CLSS can be availed by the Developers for the housing in Economic Cities in accordance with the Pradhan Mantri Awas Yojana (PMAY) guidelines.
b. Government to provide External Trunk Infrastructure in the Economic Cities as requested by the Developers to the extent of Rs.51.2 crores as detailed below:

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Developer	Location	Estimates Rs.In crores
Malaxmi	Chevuturu & Pinapaka, Vijayawada	6.3
LEPL-Amaravati	Mangalagiri, Guntur	12.3
LEPL-Vizag	Atchyutapuram, Vizag	3.9
Raagamayuri	Velugubanda, Rajahmundry	7.0
Chaitanya	B.Thandrapadu and Tadakanapalli, Kurnool	21.7
RS Builders	Atchyutapuram, Vizag	--
Total		51.2

c. The exemptions of the fees and charges as detailed above can be provided for the Economically Weaker Sections (EWS) only, as decided by the Government.
d. Twenty One (21) days clearance, unless requirement for special clearances are already being provided and the same can be extended and to be facilitated by Andhra Pradesh Township and Infrastructure Development Corporation (APTIDCO).

9. In view of the recommendations made by the Urban Infrastructure Promotion Committee (UIPC), the Urban Infrastructure Promotion Board (UIPB) under the Chairmanship of Hon'ble Chief Minister held at 3.00 PM on 02-02-2018 at Secretariat and approved the following:

1) UIPB approved the recommendations of the UIPC for the six (6) Economic Cities proposals.
2) External Trunk Infrastructure to the extent of Rs.51.2 Crores to be provided for these six (6) projects. Any changes to be discussed in periodic review meeting and further course of action to be taken after due consideration.
3) Housing component of the Economic Cities to be developed under Credit Linked Subsidy Scheme (CLSS) of Pradhan Mantri Awas Yojana (PMAY) with no Government of Andhra Pradesh subsidy.
4) Beneficiary list to be provided by the Government for the Economically Weaker Sections (EWS) housing component of the Economic Cities.
5) Exemptions of the fees and charges as per G.O.MS. No. 244, MA&UD (UBS) Department, dated 13.10.2016 (like building license fee, publication charges, tree guard charges, Infrastructure deposit, Land Use Conversion Charges, Non-Agricultural Lands Assessment (NALA) charges for land use modification, City Level Impact Fee as applicable) to be provided for the EWS housing in these Economic Cities.
6) Exemptions of Stamp Duty and Registration Charges to beneficiaries for only Economically Weaker Sections (EWS) Housing in these Economic Cities.
7) Twenty One (21) days single window clearance.
8) The development of these Economic Cities to be reviewed periodically as part of Energy and Infrastructure & Investment department review meetings.
9) Letter of Intent shall be issued by Executive Vice-Chairman, APTIDCO to the selected developers for the above Six (6) economic cities.

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10. The Executive Vice-Chairman, APTIDCO shall take necessary action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

AJAY JAIN
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Executive Vice-Chairman, APTIDCO, Vijayawada.
Copy to:
The Chief Executive Officer, APUIAML, Vijayawada.
The P.S. to Principal Secretary to Hon'ble C.M.
The P.S. to Chief Secretary to Government.
The P.S. to Hon'ble Minister for Finance.
The P.S. to Hon'ble Minister for MA & UD.
The P.S. to Hon'ble Minister for TR & B.
The P.S. to Hon'ble Minister for Housing.
The P.S. to Hon'ble Minister for Energy, I&I.
The P.S. to Hon'ble Minister for LET & F.
The P.S. to Prl. Secy., E, I&I Department.
The Law (H) Department.
(C.No.17022/7/2018-Airports-E,I&I)

//FORWARDED BY ORDER//

SECTION OFFICER